

# Albina Industrial Campus

Multiple Buildings, Portland, Oregon 97227



Colliers

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**FOR SALE OR LEASE**





# Albina Campus

## Property Information

### Section 1: Architectural Shop

Addresses	NEC of Mississippi & N Russell St.& 2630 N Mississippi Ave.
Total Acres/Improvements SF/Power	0.11 acres - No improvements on NEC, 1.15 acres, 16,848 SF Shop / Warehouse + Mezzanine (2630 Bldg) / 2630 N Mississippi 400-600A @ 120/208V
Zoning	EXd & IG1 2; R250555, R250552
Parcels	

### Section 3

Address	829 N Russel St.
Total Acres/Improvements SF	0.20 acres; 3,284 SF (829 Bldg) - warehouse/shop
Zoning	EXd
Parcels	1; R250556

### Section 5

Address	731 WI/N Russell St., 731-753 N Russell St.,
Total Acres/Improvements SF	0.44 acres; No improvements on WI/N, 14,166 SF storage (731 Bldg) - this building is now demolished
Zoning	EXd
Parcels	2; R250565, R250566

### Section 7

Address	703 N Russell St., E Side/N Borthwick Ave., N Side/N Russell St.
Total Acres/Improvements SF	0.25 acres; No improvements on Borthwick & N Russell, 6,400 office bldg + full basement (703 Bldg)
Zoning	IG1
Parcels	3; R250567, R250603, 250606

### Section 2

Addresses	2651 N Albina Ave., 2651, WI/N Albina Ave., 2651 WI/N Albina Ave./2, 2631 N Albina Ave., 2621 N Albina Ave.
Total Acres/Improvements SF	0.54 acres, 4,000 SF (2651 Bldg), 1,440 SF (2631 Bldg) - Flex
Zoning	IG1 5; R250562, R250563, R250564, R250561, R250560
Parcels	

### Section 4: HVAC Shop

Address	740 N Knott St., N Side/N Knott St., 739 N Knott St., N Side/N Knott St./2
Total Acres/Improvements SF/Power	0.94 acres, 31,800 SF - 23,000 SF shop + 8,800 SF of- fice( 740 Bldg), (2) overhead cranes / 1200A @ 480V 3P +250-300A @ 120/240V 3P
Zoning	IG1
Parcels	4; R250569, R250579, R250576, R250575

### Section 6: Manufacturers' Weld Shop

Address	717 N Russell St.
Total Acres/Improvements SF/Power	0.34 acres; 6,000 SF high bay with overhead cranes (717 Bldg) / 200A @ 120V/240V 1P + 400A @ 480V 3P
Zoning	EXd
Parcels	1; R250568

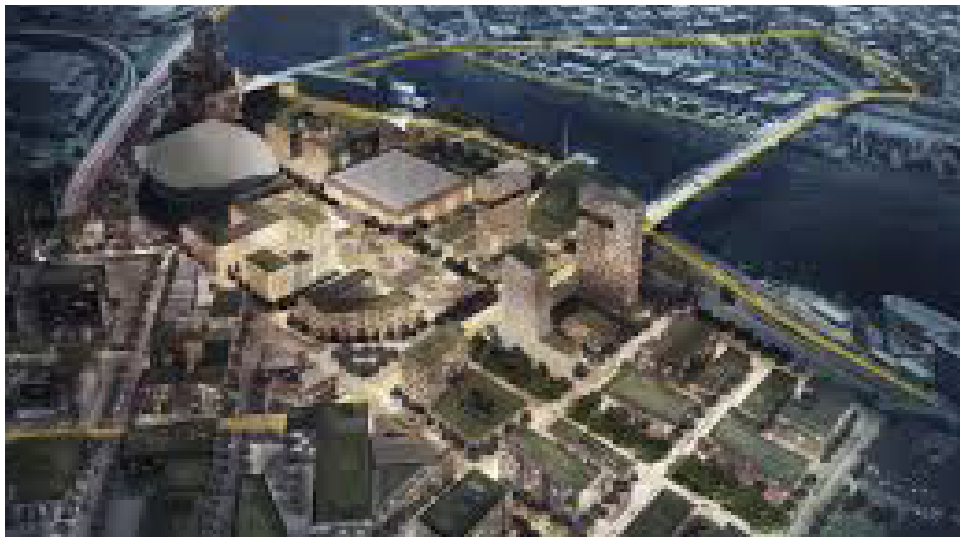




- Total of 69,772 SF spread throughout seven buildings on approximately 3.23 acres of General Industrial and Central Employment zoned industrial land
- Centered near Albina Vision, a massive central Eastside redevelopment project
- Multiple uses allowed
- 5 minute non-stop commute to Downtown Portland
- 5 minute walk to MAX line
- Immediate access to Interstates and main Portland MSA thoroughfares

## Property Highlights

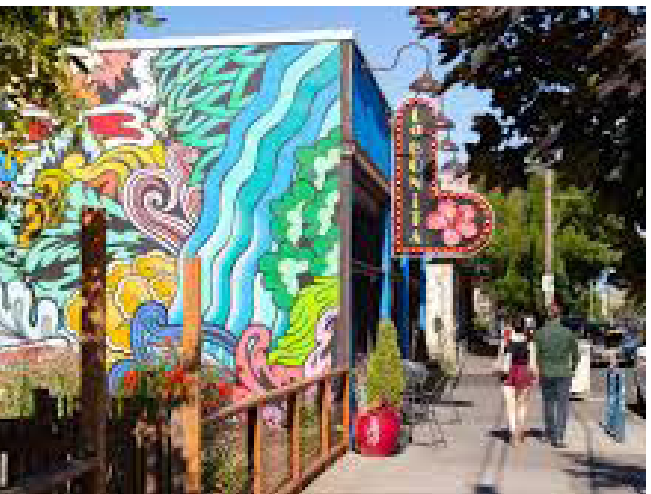
Square Feet	69,772 SF of buildings providing for multiple uses on 3.23 acres
Address	Multiple
Submarket	Close-In Eastside Submarket; Boise/Eliot Neighborhood
Parcels	18
Current Zoning	General Industrial (IG1) and Central Employment (EXd)
Improvements	7 buildings from 1,440 SF to 37,800 SF (Sections 4, 5, 6 combined)
Total Dock and Grade Doors	10 grade and 2 dock
Clear Heights	Various



LLOYD REDEVELOPMENT



ALBINA REDEVELOPMENT



## Albina Redevelopment Project

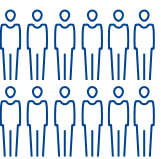
The Albina Vision Trust in conjunction with the Oregon Department of Transportation will be allocating \$450 million in federal funding to advance an Interstate 5 expansion project. The funding will be used to purchase and redevelop former Portland Public Schools headquarters into 1,000 housing units. Certain allocations will be earmarked for retail establishments as the project seeks to create a framework for an inclusive community while promoting urban development initiatives that address the earlier gentrification of the area.

## Lloyd Center Project

The vision for the property includes renewing its historic identity as a regional destination, while integrating new residential (5,000+ units), retail, entertainment and employment uses with a connected public realm, the project narrative states.

High-density residential and commercial buildings would frame a network of connected open spaces. Visual and pedestrian connections are envisioned along a 12th Street promenade toward Holladay Park to the south.

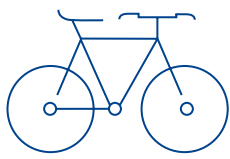
## Demographics



2021 population  
45,514



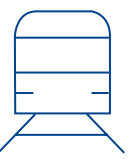
2021 Average Household Income  
\$103,802



Bike Score  
90



Walk Score  
75



Transport Score  
66





## 740 N Knott Street

- 31,800 SF industrial/manufacturing space inclusive of 8,800 SF of office area
- Three story corporate office with views
- 26' clear height
- Two grade doors
- Gated and secured parking lot
- Immediate access to I-5 and I-405
- General Industrial Zoning (IG-1)
- Two overhead cranes
- Power: 1200A @ 480V 3P +250-300A @ 120/240V 3P

[MORE INFO CLICK HERE](#)



## 717 N Russel Street

- 6,000 SF industrial/manufacturing space
- 24' clear height
- Two grade doors
- Gated and secured parking lot
- Central Employment Zoning (EXd)
- Bridge crane
- Power: 200A @ 120V/240V 1P + 400A @ 480V 3P

[MORE INFO CLICK HERE](#)

## 2630 N Mississippi Avenue

- 16,848 SF of industrial warehouse
- 20' clear height
- Two dock doors
- One grade door
- Gated and secured parking lot
- General Industrial Zoning (IG-1)
- Cranes
- Power: 400-600A @ 120/208V



[MORE INFO CLICK HERE](#)

## 703 N Russell Street

- 6,400 SF of urban office
- Two stories + basement
- Masonry exterior
- Excellent store-front opportunity in high-traffic area
- Extremely walkable with immediate access to transit
- Central Employment Zoning (EXd)



[MORE INFO CLICK HERE](#)





## 2651 N Albina Aveue

- 4,000 SF office/warehouse building
- 10' clear height
- One grade door
- Parking lot/yard area
- Immediate access to I-5 and I-405
- General Industrial Zoning (IG-1)
- Adjacent lots 2621/2631

[MORE INFO CLICK HERE](#)



## 731 N Russell Street

- Building recently demolished
- 0.34 acres of urban yard/parking
- Rare opportunity for inner eastside development
- Gated and secured lot
- Central Employment Zoning (EXd)

[MORE INFO CLICK HERE](#)

## 2631 N Albina Avenue

- 1,440 SF flex/manufacturing building
- 10' clear height
- One grade door
- Gated and secured parking lot
- Immediate access to I-5 and I-405
- General Industrial Zoning (IG-1)



[MORE INFO CLICK HERE](#)

## 829 N Russell Street

- 3,900 SF of urban flex
- 12' clear height
- Three grade doors
- Gated and secured parking lot
- Multiple ingress and egress points
- Previously approved for a 72-unit micro-housing development
- Central Employment Zoning (EXd)
- Permitted MF with plans on file



[MORE INFO CLICK HERE](#)





10 MILES  
PDX AIRPORT

11 MILES  
PORT OF PORTLAND

8 MILES  
INTERSTATE 205

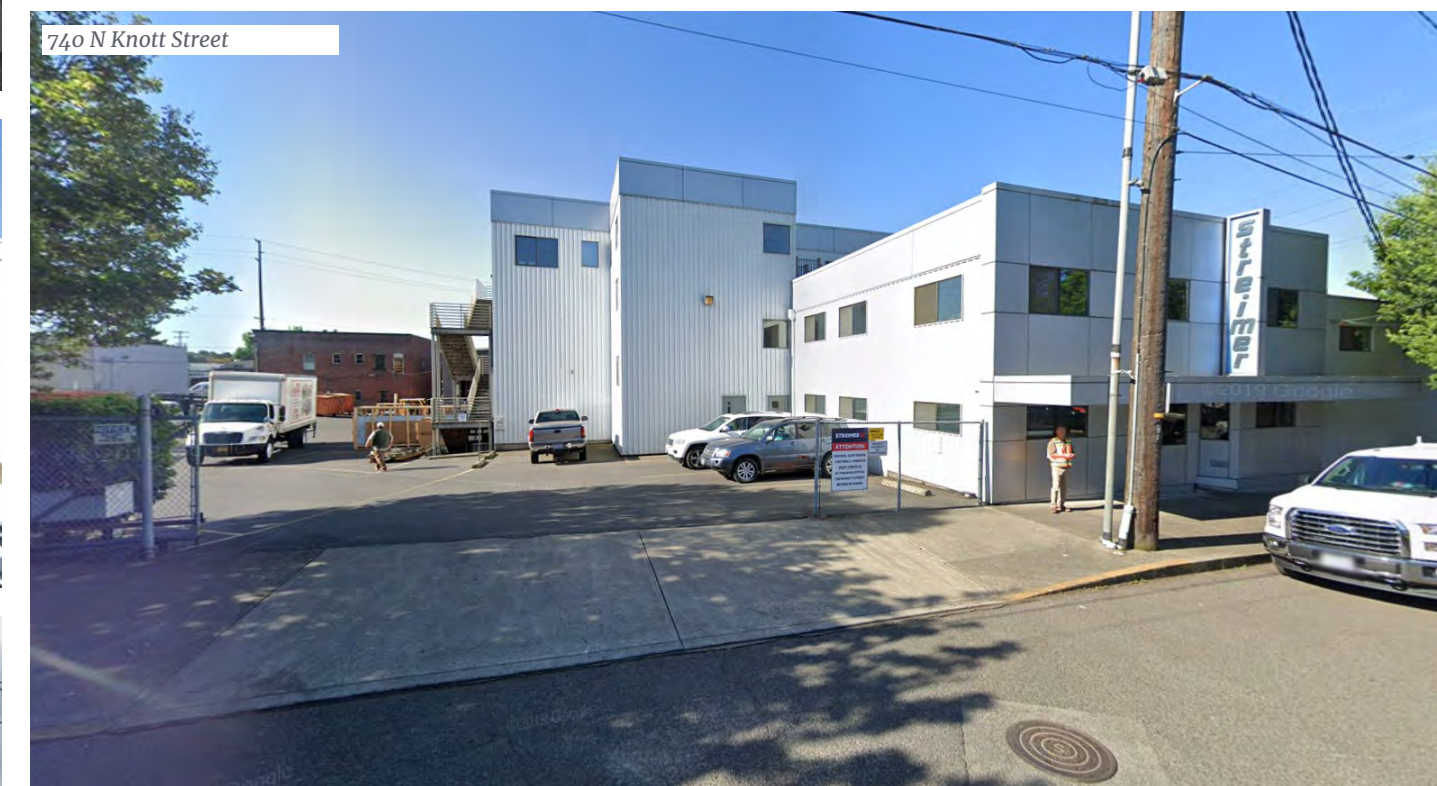
2 MILES  
DOWNTOWN PORTLAND

0.2 MILES  
INTERSTATE 5

6 MILES  
HIGHWAY 14

Portland MSA

Distances







## Portland Zoning Map



## Nearby Retail





An aerial photograph of a city, likely Portland, Oregon, showing a wide river (the Willamette River) with several bridges. In the foreground, there are complex multi-level highways and a bridge. The city skyline is visible in the background under a blue sky with scattered clouds.

# Colliers

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